



## Waterwood House 4 Fraywater Place, Uxbridge, UB8 2JL £1,400 Per month



Situated within a newly converted residential development at Waterwood House, this brand new one-bedroom apartment offers stylish and contemporary living in the heart of Cowley Business Park, Uxbridge. Finished to a high standard throughout, the property is ideal for professionals or couples seeking a modern home with excellent transport connections and local amenities nearby.

The apartment features a bright open-plan living area with a modern fitted kitchen complete with integrated appliances, creating a sleek and practical living space. The bedroom area is thoughtfully separated from the lounge by a partition wall, offering a degree of privacy while maintaining an open-plan "American-style" layout. Please note there is no separate door between the lounge and bedroom area.

Further benefits include a spacious contemporary bathroom suite, electric heating, double glazing, excellent energy efficiency with an EPC rating of B (83), and a designated off-street parking space.

Waterwood House is conveniently positioned within easy reach of Uxbridge town centre, offering a wide selection of shops, supermarkets, cafés, restaurants and

- Brand new 1-bedroom apartment
- Open-plan "American-style" layout
- Contemporary bathroom suite
- Free designated parking space included
- Newly converted residential development
- Modern fitted kitchen with integrated appliances
- EPC Rating B (83) – highly energy efficient
- Approx. 45 sq. m. / 484.38 sq. ft.

